

RPOA BOARD MEETING MINUTES
January 20, 2025 3:00 P.M.
480 Cottonwood Creek Road

Members Present

Jay Eagen, President
Karen Waterman, Secretary
George Widmeyer, Treasurer
Cat Roulstin, Maintenance Chair

Additional Owners

Jeanie Emigh
Ron White
Katherine Holt

Members Absent

Mimi Frenette, Vice President

1. **Call to Order:** 4:03 P.M.

2. **Approval of Minutes for December 07, 2024**

Unanimously approved

3. **Reports of Officers and Standing Committees**

President - Jay and Bob Cochran placed tarps on pickle ball court

Financial RFP sent to 2 companies, see update in new business

Jay contacted Mike August to discuss proposed summer concert at Bear Lake. Mike was open to finding individual Ranch residents to sponsor / cover concert costs.

Vice President - Mimi and Jay met with Ron to discuss Treasurer responsibilities. Shelia Lee feels it is time to recruit additional members to the Ranch FireWise Committee, and to include committee in the next RPOA Directory. Shelia also shared the most recent Fire Risk Assessment completed in 2018 which Mimi sent to BOD (see discussion in Maintenance below).

Secretary - Karen placed signed, Nov. 25, 2024 Snow Removal Agreement in TBK safety deposit box.

Treasurer / Finance - All 2024 assessments have been paid.

Currently the HOA is operating within budget. MBE is behind on providing monthly financial reports. Lack of monthly reports requires board Treasurer to track expenses independently via MBE / quick books access.

2025 Budget - (see new business)

Architectural - Written Report

Applications and Approvals since November Board Meeting

- Lot 104 Roof Repair
- Lot 144 Install Glass Block Window
- Lot 12 Roof Repair
- Lot 109 Roof Repair

Completed Projects since November Board Meeting

- Lot 20 Replaced exterior door with siding
- Lot 11 Replaced windows, Deck, and Painted exterior of house

Maintenance - Phillips Electric replaced the necessary sensors on the streetlights that were on during the day. Two of the three streetlights that were not operating at all, were repaired. One light in the circle is still malfunctioning, as is another on Latigo. Cat has called Phillips and requested they assess and repair these 2 lights.

RPS has been out twice in preparation, but no snow removal has been required under our current agreement.

True Blue Landscaping has been contacted regarding removal of existing pond liners. Cat will continue to communicate with them to assure removal before water is turned on in the spring.

Cat initiated a discussion about fire safety and mitigation, noting our dry winter and the massive destruction from the current California wild fires. Cat is willing to join the Ranch FireWise Committee. Cat suggested an extensive community effort to clean up branches, debris, etc. from common grounds coordinated around the bi-annual neighborhood Clean- Up.

Jay noted that despite numerous requests over the past year Animas Water Department has still not come to test the Ranch hydrants.

A Durango Fire and Rescue Risk Assessment was completed for the Ranch in March of 2017. The report was completed in February 2018. Agreement from board that actionable items from this assessment need to be addressed.

Nominating - see Vice President report

Neighborhood Watch - no report or issues

Data Manager - Written report provided by Data Mgr. showing 85 visits to the website in the past month. 13 of these visits were from China, 2 from Nigeria, and the remaining from the U.S.

Social - Micheal Jeppesen has agreed to chair this committee

4. Old Business

a. Parcel Development update - Micheal Jeppesen had brief phone conversation with Mr. Halferty who had no updates

b. Texting - 57 of the 99 Ranch residences replied yes to the query regarding interest in receiving RPOA text message notifications. Board unanimously approved moving forward with this project. Ken and Jeanne will obtain bids, as well as assess Word Press options.

5. New Business

a. 2025 Budget - Based on projections of future capital needs the Association Reserve recommended increased funding for capital reserves in the 2025 - 2026 budget. Maintaining adequate capital reserve funding is needed to decrease the possibility of future special assessments. Some operating expenses need to be increased secondary to inflation.

The board reviewed projected FY25 budget, as compared to FY24 budget in an effort to identify areas for cost savings. Areas identified for decreasing operating expenses were Maintenance and Repair for Irrigation and Capital repairs for pond mitigation. Despite these decreases RPOA will still need additional revenue to cover recommended Capital Reserve funding and 2026 operating expenses.

Jay moved and the BOD unanimously approved annual assessment fees be increased \$200 / year resulting an annual assessment of \$2,900.00 per lot. Invoices need to be on hand by February 18, 2025 in order to be mailed by February 20,205. **ACTION ITEM - Jeanie Emigh will request MBE to prepare and print assessment invoices now.**

b. RFP for Financial Services

The BOD approved RFP was sent to two local providers. A third provider was contacted but has not responded. Proposals are due by January 31, 2025.

MBE (RPOA current Financial Services provider) sent an engagement letter to extend their services for 2025 & 2026. Their letter proposes a range of potential hourly fees for services and does not address monthly charges. **ACTION ITEM - George to request a meeting with our MBE contact to clarify projected costs**

c. Including Ranch Gardens in the Durango Botanical Gardens 2025 tour

A member of the Durango Botanical Gardens asked if the Ranch would participate in the June 2025 tour. This was discussed with Katherine Holt, Chairman of the Garden Committee. At this time the BOD agreed that participating this year isn't feasible but would consider again in the future.

Next BOD Meeting: Monday, February 10, 3PM, 480 Cottonwood Creek Road or via Zoom.

8. BOD Meeting Adjourned : 4:38

**Respectfully Submitted:
Karen Waterman, Secretary**

**Approved:
Jay Eagen, President**